

TEXAS TRANSPORTATION COMMISSION

DALLAS County

MINUTE ORDER

Page 1 of 1

DALLAS District

In the city of Dallas, DALLAS COUNTY, on STATE HIGHWAY LOOP 12, the State of Texas acquired certain land for highway purposes by instrument recorded in Volume 4051, Page 379, Deed Records of Dallas County, Texas.

A portion of the land (surplus land), described in Exhibit A, is no longer needed for a state highway purpose.

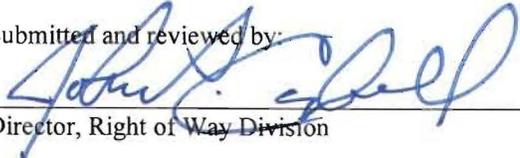
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land.

Mike Miller is an abutting landowner and has requested that the surplus land be sold to him for \$88,993.

The commission finds \$88,993 to be a fair and reasonable value for the state's rights, title and interest in the surplus land.

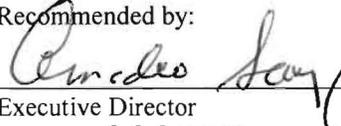
NOW, THEREFORE, the commission finds that the surplus land is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the Governor of Texas execute a proper instrument conveying all of the state's rights, title and interest in the surplus land to Mike Miller for \$88,993; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's rights, titles and interests, if any, in and to all of the oil, gas, sulphur and other minerals, of every kind and character, in, on, under and that may be produced from the surplus land.

Submitted and reviewed by:



Director, Right of Way Division

Recommended by:



Executive Director

111835 MAY 28 09

Minute Date
Number Passed

EXHIBIT "A"

COUNTY: DALLAS
HIGHWAY: U.S. 80 and STATE LOOP 12
CONTROL-SECTION:

Description for a 0.8172 Acre Surplus Tract

BEING 35,597 square feet (0.8172 of an acre) of land, more or less, in the John Horton Survey, Abstract No. 611, City of Dallas, Dallas County, Texas, being in Official City Block Number 8334, and being a part of that certain tract of land called Tract No. 79B, as conveyed by deed to the State of Texas, by judgment from Henry Seeligson, Est., and recorded in Volume 4051, Page 379, of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod at the north corner of Lot 3, Block A/8334, Racetrac Petroleum, Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 87188, Page 4173, of the Deed records of Dallas County, Texas, and being in the east line of a 100 foot wide D. P & L. Right of Way recorded in Volume 2007, Page 606, of the Deed Records of Dallas County, Texas, and being in the west line of a Certain 33.348 acre tract of land conveyed to Mike Miller by deed recorded in Volume 96077, Page 00762, of the Deed Records of Dallas County, Texas, said **Point of Commencing** has Texas Sate Plane Coordinates of North. 6,959,716,1066., and East. 2,453,397,6523.;

THENCE South 00°46'13" West., with the east line of said Racetrac Petroleum Addition, Lot 3, and the west line of said Mike Miller tract for a distance of 109.32 feet to a 5/8 inch iron rod found at the northwest corner of a tract of land conveyed to Racetrac Petroleum by deed recorded in Volume 87003, Page 7991 of the Deed Records of Dallas County, Texas;

THENCE South 88°26'13" East., with the north line of said Racetrac Petroleum tract and a south line of said Miller tract for a distance of 59.00 feet to a 5/8 inch iron rod found for corner;

THENCE South 00°47'01" West, with the east line of said Racetrac Petroleum Tract and a west line of said Miller Tract for a distance of 131.02 feet to an "X" found cut in concrete for the **Point of Beginning** of herein described tract of land and have Texas State Plane Coordinates of N. 6,959,473.7173 and E. 2,453,451.3221;

1)THENCE South 89°14'18" East., with the south line of said Miller tract and the present north line of said State of Texas Tract, for a distance of 399.92 feet to a 5/8 inch iron rod found for corner with Sate Plane Coordinates of N. 6,959,465.0203, and East 2, 453,851.1476;

2)THENCE North 70°58'07" East., with the south line of said Miller Tract and the present north line of Sate of Texas tract for a distance of 78.41 feet to a 5/8 inch iron rod set for the northeast corner of said 0.8172 acre tract.

3)THENCE South 00°01'45" West, over and across said State of Texas tract for a distance of 96.47 feet to a 5/8 inch iron rod set for the southeast corner of said 0.8172 of an acre tract;

4)THENCE North 89°58'15" West, over and across said State of Texas tract for a distance of 475.00 feet to a found "X" cut in concrete pavement for the southwest corner of said 0.8172 of an acre tract, and being the east line of said Racetrac Petroleum Tract;

5)THENCE North 00°47'01" East, with the east line of said Racetrac Petroleum Tract and the west line of said State of Texas Tract for a distance of 75.98 to the **Point of Beginning** and containing 35,597 square feet or 0.8172 of an acre of land more or less.

NOTE: All State Plane Coordinates shown are Surface Values, and the Surface Adjusted factor is: 0.999886380

I, **M.S. (STEVE) KEETON**, a Registered Professional Land Surveyor, hereby certify that the foregoing Plat was compiled from an accurate survey made on the ground under my personal supervision.



KEETON SURVEYING COMPANY
 H.B. KEETON M.S. "STEVE" KEETON
 REGISTERED PROFESSIONAL LAND SURVEYORS
 2037 DALWORTH STREET GRAND PRAIRIE, TEXAS
 PHONE: (972) 641-0843 FAX: (972) 647-0154
 E-MAIL: ksc4019@sbcglobal.net

M.S. (Steve) KEETON **DATE:**
 Registered Professional Land Surveyor
 Registration No. 4019 11/05/2008

15' WATER EASEMENT ON R.O.W.
CITY OF DALLAS,
V. 75060 P. 4173 M.R./D.C.T.

EXHIBIT "A"

0.8172 ACRES SURPLUS TRACT
U.S. HIGHWAY 80 and LOOP 12
36,487 SQ. FT. TRACT OF LAND in the
JOHN HORTON SURVEY, A-611
CITY OF DALLAS, DALLAS COUNTY

P.O.C.
FIR 1/2" ~ C.M.
N. 6,959,716.1066
E. 2,453,397.6523

P.O.B. C.M.
X CUT IN CONCRETE
N. 6,959,473.7173
E. 2,453,451.3221

MIKE MILLER
CITY BLOCK 8334
VOL. 96077, PG. 00762
D.R./D.C.T.

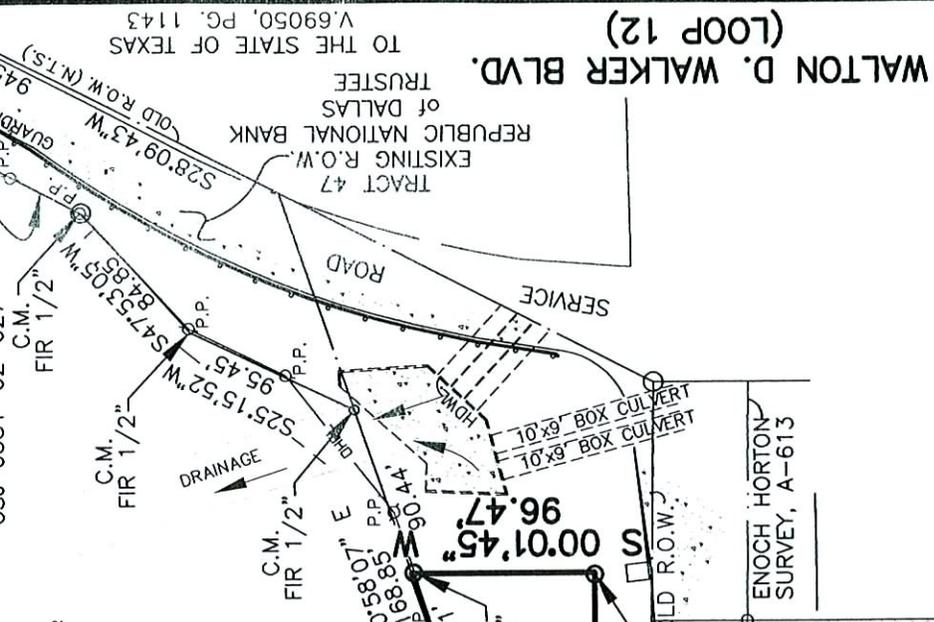
NOTE:
C.M. ~ DENOTES
CONTROLLING MONUMENTS

TO THE STATE OF TEXAS
VOL. 4051, PG. 379
JUDGEMENT

35,597 SQ. FT.
0.8172 ACRES
SURPLUS PROPERTY

BASIS OF BEARING
SAME AS TXDOT R.O.W. MAPS
ALONG WALTON D. WALKER BLVD.
(LOOP 12)

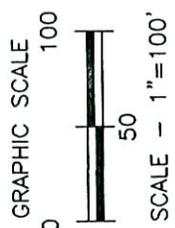
L.P. 12 R.O.W. PLANS
CSJ 0581-02-027



KEETON SURVEYING COMPANY
H.B. KEETON M.S. "STEVE" KEETON
REGISTERED PROFESSIONAL LAND SURVEYORS
2037 DALWORTH STREET GRAND PRAIRIE, TEXAS
PHONE: (972) 641-0843 FAX: (972) 647-0154
E-MAIL: ksc4019@sbcglobal.net

LEGEND

- ⊗ FOUND "X" CUT IN CONC
- CM CONTROLLING MONUMENT
- FIR ● FOUND IRON ROD
- SIR ○ SET 5/8" IRON ROD
- ⊙ P.P.
- ⊗ S.S.M.H.
- ⊗ W.V.
- ⌘ SURVEY LINE
- ⊕ CENTER LINE
- OVERHEAD
- ELECTRIC
- D.R./D.C.T. ~ DEED RECORDS OF DALLAS COUNTY, TEXAS



LINE TABLE

L-1	S 00°46'13" W	109.32'
L-2	S 88°26'13" E	59.00'
L-3	S 00°47'01" W	131.02'
L-4	N 00°47'01" E	75.98'

I, **M.S. (STEVE) KEETON**, a Registered Professional Land Surveyor, hereby certify that the foregoing Plat was compiled from an accurate survey made on the ground under my personal supervision.

M.S. (Steve) KEETON
Registered Professional Land Surveyor
Registration No. 4019
DATE: 11/05/2008